

- I. CALL TO ORDER

- II. ROLL CALL

- III. REVIEW AGENDA

- IV. CONSENT OF OCTOBER 11, 2016 MINUTES

- V. NEW BUSINESS
 - a. IBC Discussion

 - b. Commnet Generator Addition to Leased Property

 - c. As Tasked by BOT: Evaluate Tiny Home Legislation in City Limits and include the following:
 - i. Zoning Issues
 - ii. Taxation Issues
 - iii. Foundation Issues
 - iv. Legislating Permanent Vs. Temporary Tiny Homes
*PZC members, please bring the material you have collected to this point from previous meetings.

 - b. As Tasked by BOT: Evaluate possibilities for the Rio Grande Right of Way from 5th Street to Hwy 149

- VI. ADJOURN

POSTED 12/9/16

OPEN TO THE PUBLIC

TINY HOMES DEFINITION

This topic was tabled to the next meeting.

ADJOURN

There being no further business to come before the Planning and Zoning Commission at this time, Commissioner Vita moved and Commissioner Freer seconded that the meeting be adjourned at 7:20 p.m. The vote was unanimous. Commission Chair Jordan declared the motion carried.

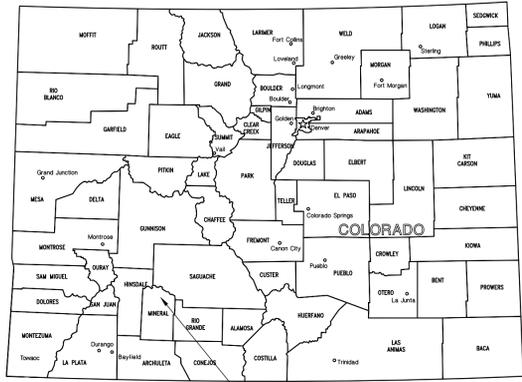
Respectfully submitted:

/Randi Snead/

Randi Snead, City Clerk/Treasurer

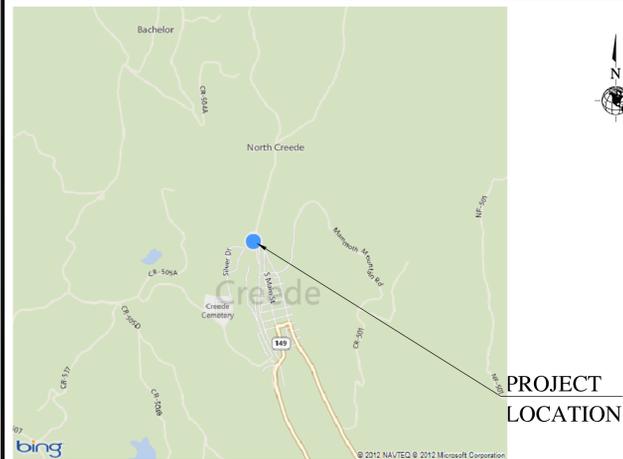
DRAFT

STATE MAP



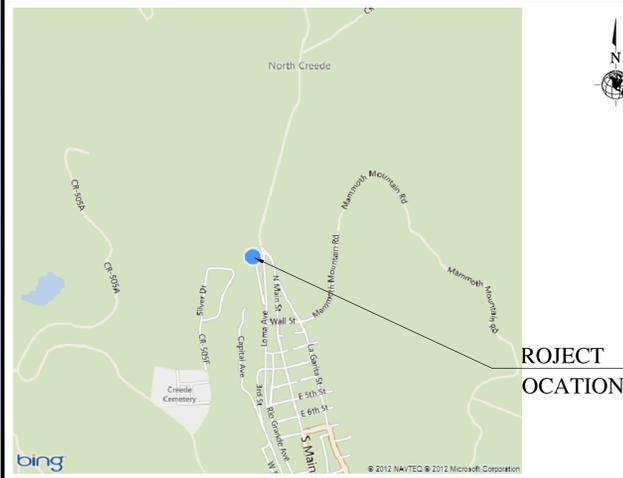
PROJECT LOCATION

AREA MAP



PROJECT LOCATION

VICINITY MAP



PROJECT LOCATION

DRIVING DIRECTIONS

FROM THE INTERSECTION OF HIGHWAY 149 AND MAIN STREET IN CREEDE, TRAVEL NORTH 7 BLOCKS TO WALL ST. TURN WEST 2 BLOCKS AND FOLLOW ACCESS ROAD TO WATER TANK.

PROJECT INFORMATION

PROJECT ADDRESS:
GNOME HILL ROAD
CREEDE, CO 81130

PROJECT COUNTY:
MINERAL

PROPERTY OWNER & LESSOR:
TOWN OF CREEDE

LESSEE:
COMMNET FOUR CORNERS
400 NORTHRIDGE ROAD; SUITE 325
ATLANTA, GA 30350

PROJECT MANAGER:
POLLY WIESE
1562 N PARK STREET
CASTLE ROCK, CO 80109
(720) 733-5399

CONSTRUCTION MANAGER:
MICHAEL MEYERS
1562 N PARK STREET
CASTLE ROCK, CO 80109
(720) 272-7504

LEASE ACQUISITION:
CINDY PHILLIPS
1562 PARK STREET, SUITE E
CASTLE ROCK, CO 80109
(720) 733-7854

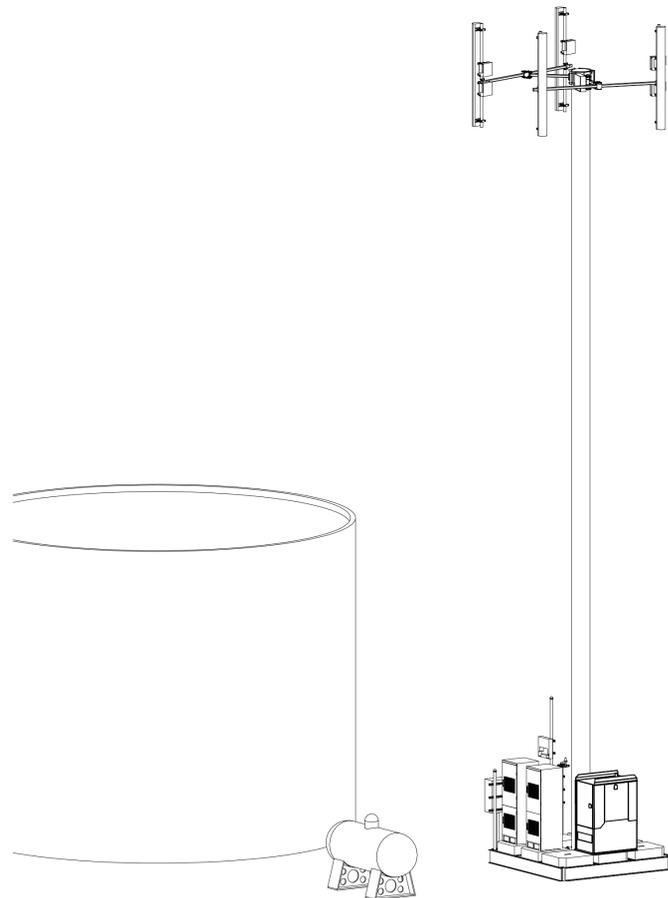
DESIGN FIRM:
N@DESIGN PC
15844 EAST PURDUE DRIVE
AURORA, COLORADO 80013
(720) 252-4480
E-MAIL: mudranamita@comcast.net

ELECTRICAL ENGINEER:
STEVEN R. GRIFFITHS
ROYAL ENGINEERING
2335 S. STATE ST.
SUITE 100
PROVO, UTAH 84606
TEL: (801) 375-2228
ATTN: KYLE BREINHOLT

POWER UTILITY:

TELEPHONE UTILITY:

APN: 1-017-183-167-287



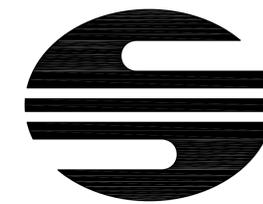
SITE PERSPECTIVE (LOOKING SOUTH WEST - NTS)

DRAWING INDEX

PAGE	TITLE
T-1	TITLE SHEET
GN-1	GENERAL NOTES
A-1	OVERALL SITE PLAN
A-2	PROJECT SITE PLAN
A-3	SITE ELEVATION
E-1	ELECTRICAL SITE PLAN
E-2	ELECTRICAL NOTES AND DETAILS
G-1	GROUNDING PLAN

ALL SITE AND CONSTRUCTION WORK SHALL CONFORM TO AND BE COMPLETED IN COMPLIANCE WITH THE AUTHORITY HAVING JURISDICTION, MINERAL COUNTY BUILDING DEPARTMENT. MINERAL COUNTY HAS NO ADOPTED BUILDING CODE. (PLANS MAY BE REVIEWED BY THE MINERAL COUNTY ZONING DEPARTMENT FOR COMPLIANCE WITH THE ZONING ORDINANCE).

THE GOVERNING CODE USED FOR THIS PROJECT SHALL BE THE:
1. 2014 NATIONAL ELECTRIC CODE, AS ADMINISTERED AND INSPECTED BY THE STATE OF COLORADO
2. APPLICABLE COUNTY ORDINANCES AND AMENDMENTS
ALL CONSTRUCTION SHALL COMPLY TO THIS CODE.



Commnet Wireless

SITE NAME:
**CREEDE DT
COLORADO**

PROJECT:
GENERATOR ADD

LATITUDE: 37° 51' 21.61"N
LONGITUDE: 106° 55' 42.89"W
ELEVATION: 8936' AMSL



Commnet Wireless
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Atlanta, Georgia 30350
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Fax: 678-338-5961

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15844 East Purdue Drive
Aurora, Colorado 80013
PHONE: (720) 252-4480
FAX: (303) 627-7386
E-MAIL: mudranamita@comcast.net

SUBMITTALS

NO.	DATE	DESCRIPTION	BY
A	11/29/16	CD FOR REVIEW	NKN
B	12/01/16	CD FOR REVIEW	NKN
C	12/05/16	CD FOR REVIEW	NKN

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO COMMNET WIRELESS IS STRICTLY PROHIBITED.

DATE: 11/28/16

SITE NAME
CREEDE, COLORADO

PROJECT
GENERATOR ADD

SITE ADDRESS
CREEDE WATER TANK
GNOME HILL ROAD
CREEDE, CO

SHEET TITLE
TITLE SHEET

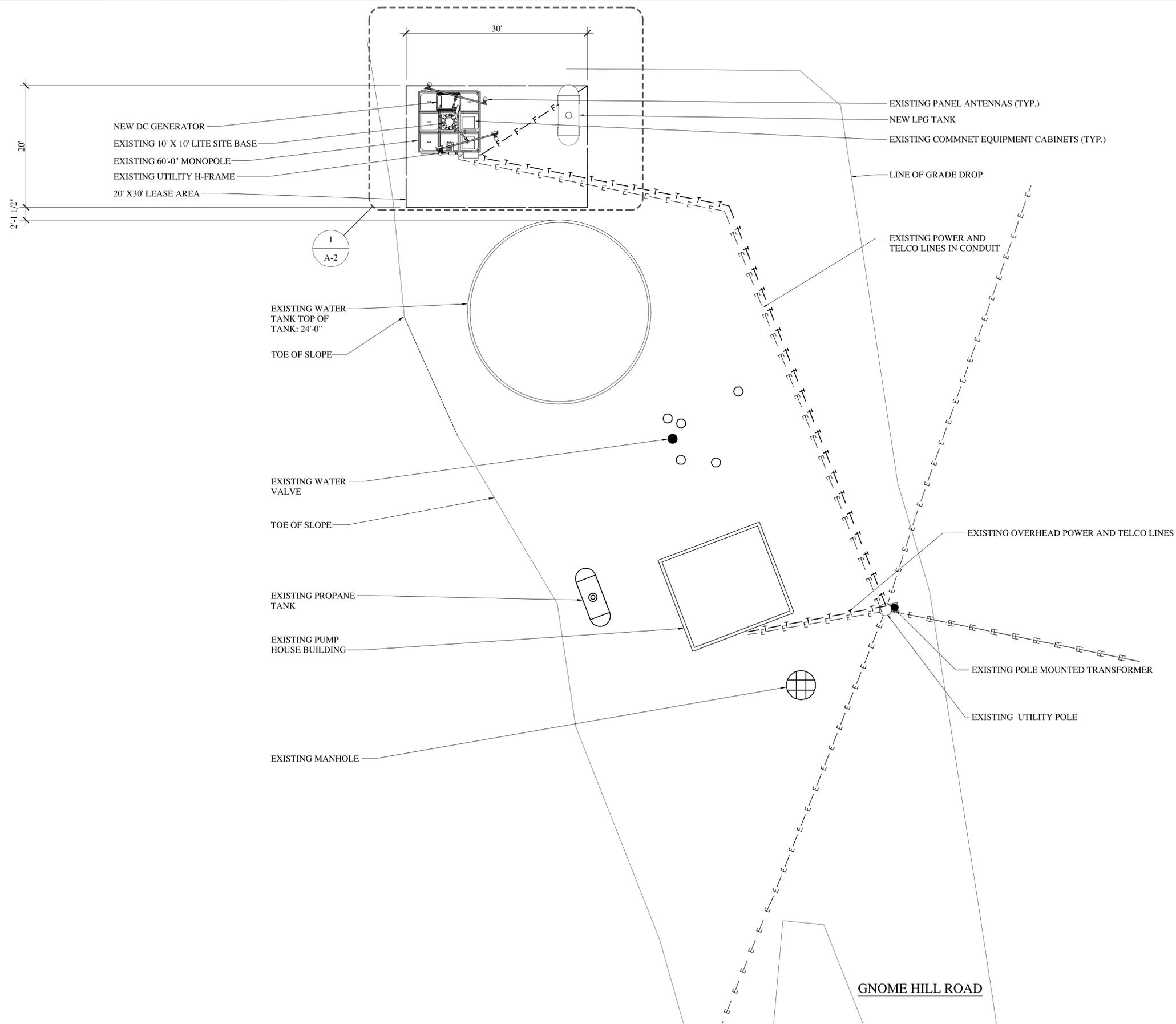
SHEET NUMBER
T-1



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SITE NAME
CREEDE, COLORADO

PROJECT
GENERATOR ADD

SITE ADDRESS
**CREEDE WATER TANK
 GNOME HILL ROAD
 CREEDE, CO**

SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER
A-1

OVERALL SITE PLAN

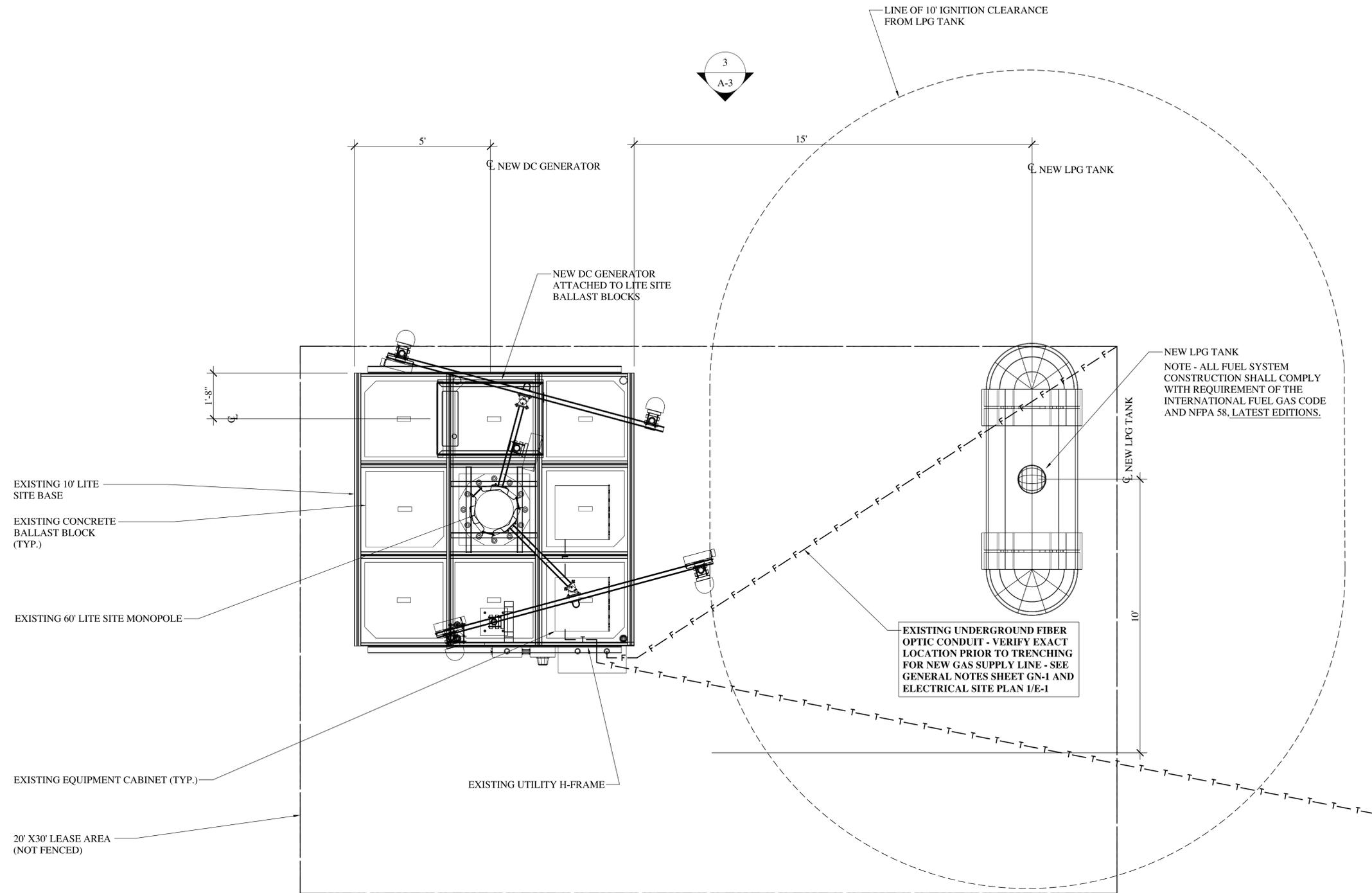
SCALE: 24X36: 1/8" = 1'-0"
 11X17: 1/16" = 1'-0"



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DATE: 11/28/16

SITE NAME
 CREEDE, COLORADO

PROJECT
 GENERATOR ADD

SITE ADDRESS
 CREEDE WATER TANK
 GNOME HILL ROAD
 CREEDE, CO

SHEET TITLE
 PROJECT SITE PLAN

SHEET NUMBER
 A-2



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CENTERLINE OF EXISTING PANEL ANTENNAS
 ELEV. = 60'-0"

TOP OF EXISTING MONOPOLE
 ELEV. = 60'-0"

EXISTING PANEL ANTENNA (TYP.)

EXISTING 60' MONOPOLE

EXISTING WATER TANK
 (BEHIND)

EXISTING EQUIPMENT
 CABINETS

EXISTING UTILITY
 H-FRAME

NEW LPG TANK

GRADE LEVEL
 ELEV = 0'-0"

NEW DC GENERATOR ATTACHED TO LITE
 SITE BALLAST BLOCK

CONCRETE BALLAST
 BLOCK (TYPICAL)

EXISTING 10' X 10'
 LITE SITE BASE

NOT USED

1

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SITE NAME

CREEDE, COLORADO

PROJECT

GENERATOR ADD

SITE ADDRESS

CREEDE WATER TANK
 GNOME HILL ROAD
 CREEDE, CO

SHEET TITLE

SITE ELEVATION

SHEET NUMBER

A-3

SITE ELEVATION

SCALE: 24X36: 1/4" = 1'-0"
 11X17: 1/8" = 1'-0"

3

NOT USED

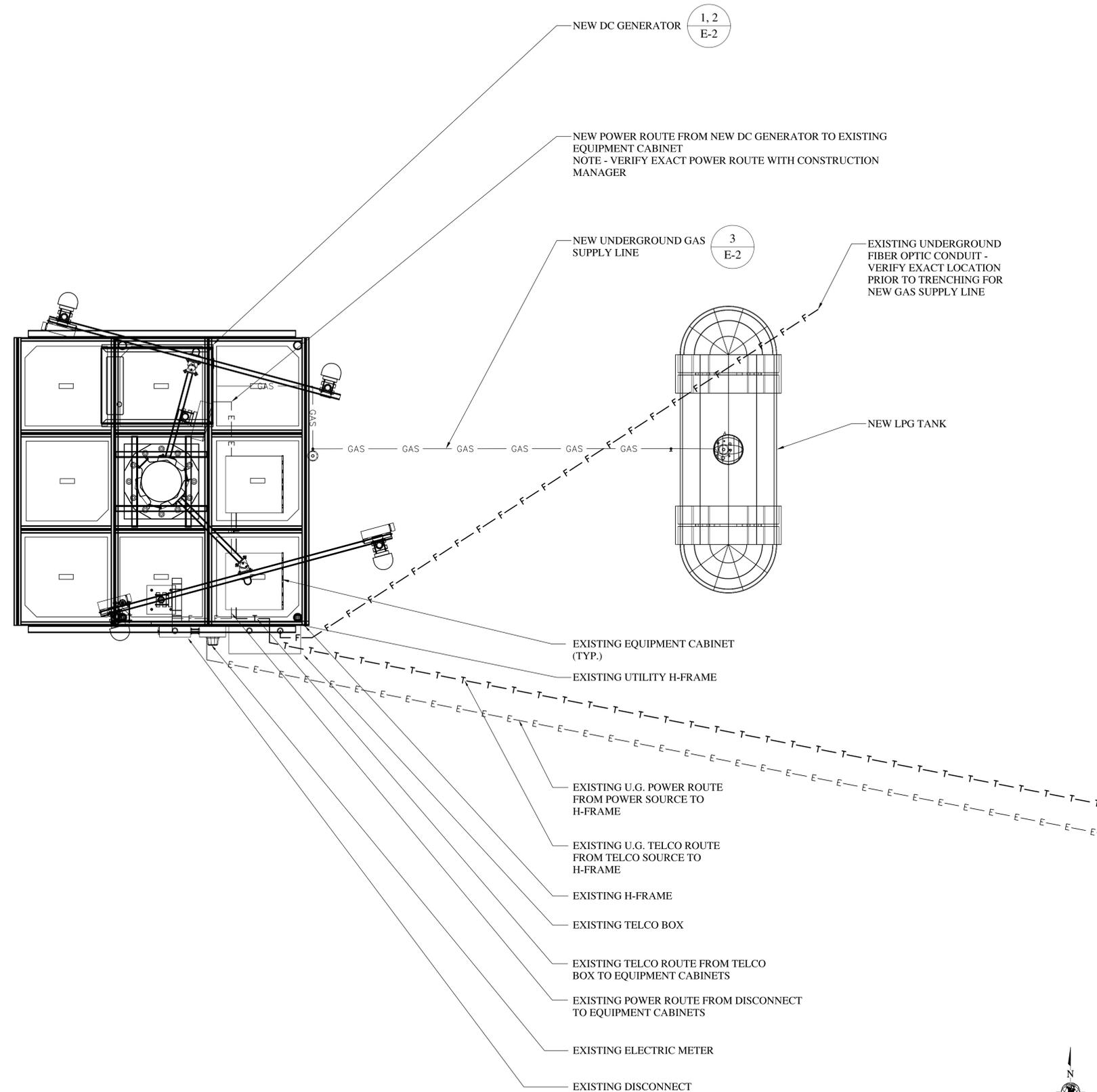
2



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DATE: 11/28/16

SITE NAME
 CREEDE, COLORADO

PROJECT
 GENERATOR ADD

SITE ADDRESS
 CREEDE WATER TANK
 GNOME HILL ROAD
 CREEDE, CO

SHEET TITLE
 ELECTRICAL SITE PLAN

SHEET NUMBER
 E-1



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ELECTRICAL GENERAL NOTES:

1. SUBMITTAL OF BID INDICATES CONTRACTOR IS COGNIZANT OF ALL JOB SITE CONDITIONS AND WORK TO BE PERFORMED UNDER THIS CONTRACT. CONTRACTOR IS RESPONSIBLE FOR ALL FIELD VERIFICATION.
2. THESE PLANS ARE DIAGRAMMATIC ONLY, AND ARE NOT TO BE SCALED.
3. ELECTRICAL CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, INSURANCE, EQUIPMENT, INSTALLATION, CONSTRUCTION TOOLS, TRANSPORTATION, ETC. AS REQUIRED FOR A COMPLETE AND PROPERLY OPERABLE SYSTEM ENERGIZED THROUGHOUT AND AS INDICATED ON DRAWINGS, AS SPECIFIED HEREIN AND/OR AS OTHERWISE REQUIRED.
4. ALL MATERIALS AND EQUIPMENT SHALL BE EXISTING AND IN PERFECT CONDITION WHEN INSTALLED AND SHALL BE OF THE BEST GRADE AND OF THE SAME MANUFACTURER THROUGHOUT FOR EACH CLASS OR GROUP OF EQUIPMENT. MATERIALS SHALL BE LISTED AND APPROVED BY UNDERWRITER'S LABORATORY (UL) AND SHALL BEAR THE INSPECTION LABEL "J" WHERE SUBJECT TO SUCH APPROVAL. ALL CIRCUIT BREAKERS, FUSES AND ELECTRICAL EQUIPMENT SHALL HAVE AN AMP INTERRUPT RATING (AIC) NOT LESS THAN THE MAXIMUM SHORT CIRCUIT CURRENT TO WHICH THEY MAY BE SUBJECTED, AND A MINIMUM OF 10,000 A.I.C.
5. ALL TINNED BARE COPPER DOWN LEADS TO BE PROTECTED BY 1/2" PVC PIPE AND SECURED.
6. COMPRESSION FITTINGS SHALL BE USED ON ALL CONDUITS (NO SET SCREWS).
7. ALL ABOVE GROUND CONDUIT SHALL BE GRC.

NOT USED

N.T.S.

5

NOT USED

3

ELECTRICAL NOTES

1

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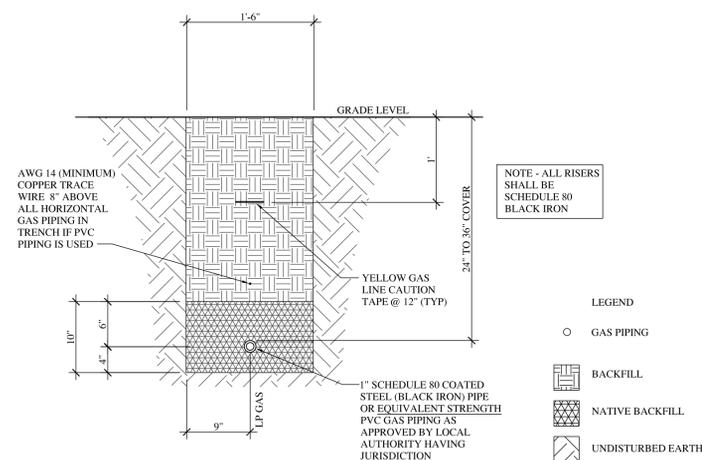
PROJECT
 GENERATOR ADD

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 GNOME HILL ROAD
 CREEDE, CO

SHEET TITLE
 ELECTRICAL NOTES AND
 DETAILS

SHEET NUMBER

E-2



NOT USED

N.T.S.

6

GAS SUPPLY LINE TRENCH

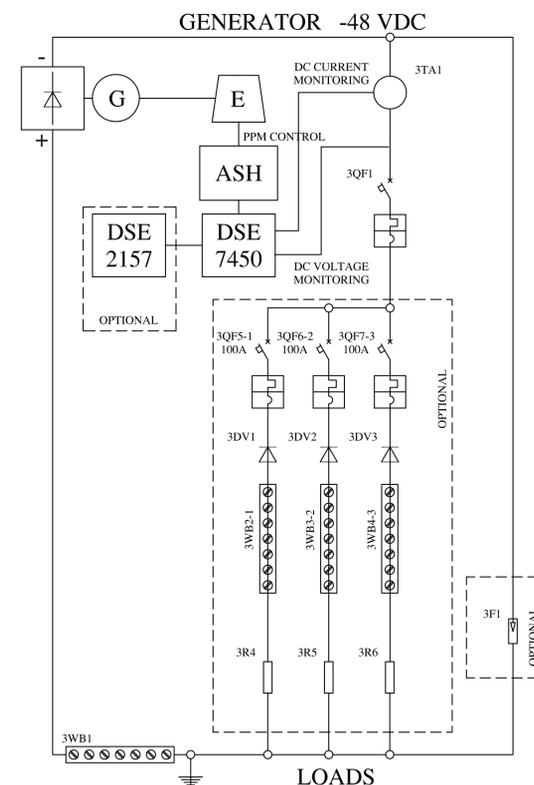
SCALE: 24X36: 1" = 1'-0"
 11X17: 1/2" = 1'-0"

4

GENERATOR ONE LINE DIAGRAM

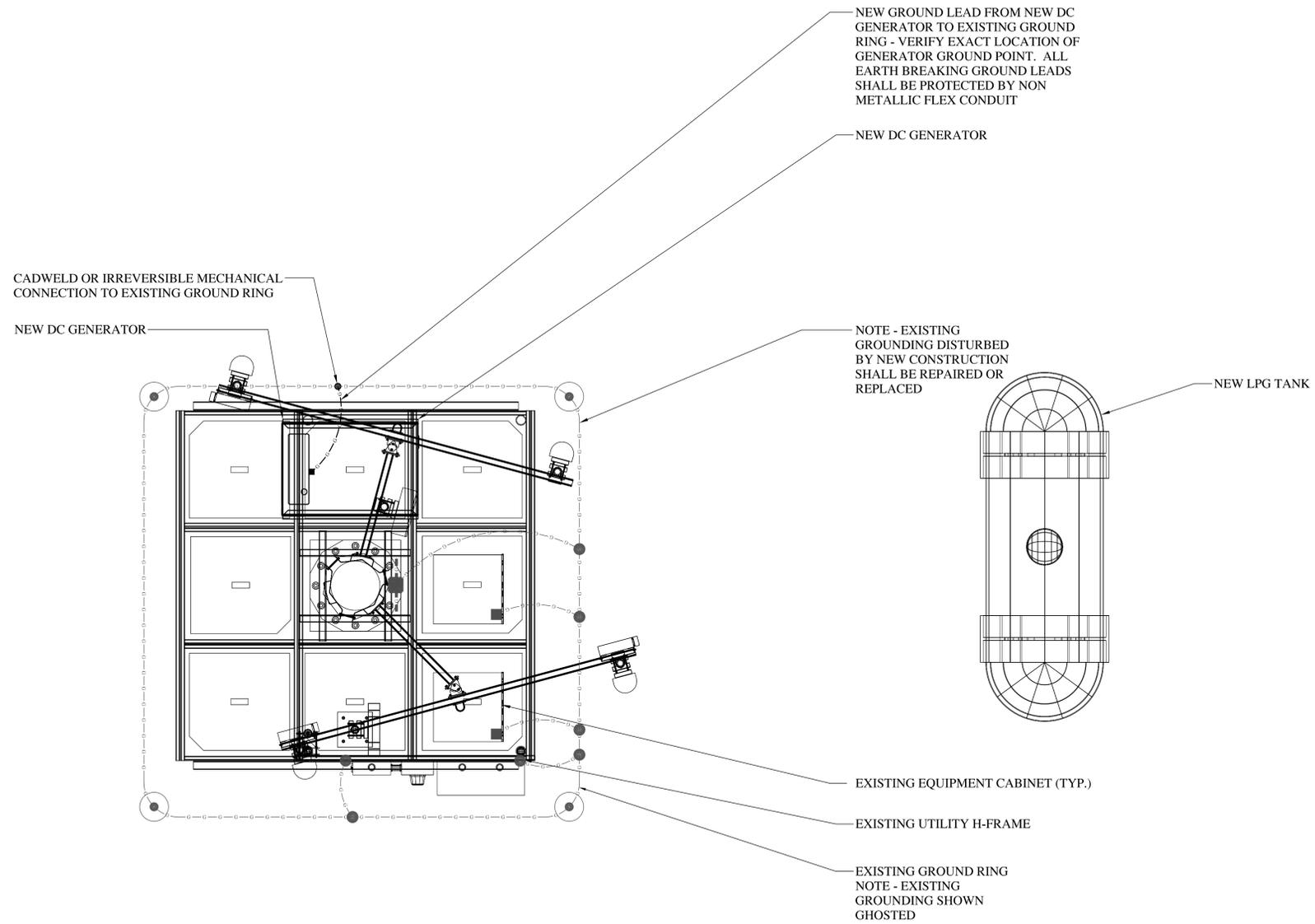
N.T.S.

2



GENERAL GROUNDING NOTES:

1. ALL GROUNDING WIRE SHALL BE #2 SOLID TINNED COPPER.
2. BUILDING LOOPS, ALL JUMPERS & THE TOPS OF ALL GROUND RODS SHALL BE A MINIMUM OF 2'-6" DEEP.
3. ALL UNDERGROUND CONNECTIONS SHALL BE EXOTHERMIC (CADWELD), OR OF THE IRREVERSIBLE COMPRESSION TYPE (BURNDY HYGROUND), ABOVE GROUND CONNECTIONS SHALL BE EITHER EXOTHERMIC OR MECHANICAL.
4. SYMBOL ● IS A CADWELD OR IRREVERSIBLE COMPRESSION CONNECTION.
5. SYMBOL ○ IS AN 8' LONG 5/8" DIA. COPPERCLAD STEEL GROUND ROD.
6. SYMBOL ■ IS A MECHANICAL CONNECTION USING 2-HOLE LUG OR OTHER APPROVED MEANS.
7. NOTIFY PROJECT MANAGER IF THERE ARE ANY DIFFICULTIES INSTALLING GROUNDING SYSTEM DUE TO SITE SOIL CONDITIONS.
8. THE GROUNDING INSTALLATION IS TO BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS AND SUPPLEMENTS PROVIDED BY THE CONSTRUCTION MANAGER, AND NEC (AS REFERENCED ON SHEET T-1) SECTION 810.
9. ALL DETAILS ARE SHOWN IN GENERAL TERMS. ACTUAL GROUNDING INSTALLATION AND CONSTRUCTION MAY VARY DUE TO SITE SPECIFIC CONDITIONS.
10. EXISTING GROUNDING SHALL BE TESTED BY THE ELECTRICAL CONTRACTOR AND SHALL HAVE A RESISTANCE OF 5 OHMS OR LESS. SUBMIT A FALL OF POTENTIAL TESTING REPORT.



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PROJECT
 GENERATOR ADD

SITE ADDRESS
 CREEDE WATER TANK
 GNOME HILL ROAD
 CREEDE, CO

SHEET TITLE
 GROUNDING PLAN

SHEET NUMBER
G-1

GROUNDING PLAN

SCALE: 24X36: 1/2" = 1'-0"
 11X17: 1/4" = 1'-0"

